048.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	693,500 / 693,500
					USE VALUE:	693,500 / 693,500
					ASSESSED:	693,500 / 693,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		MYSTIC LAKE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRAY MARK A & SERENA H/ TRS
Owner 2:	BRAY FAMILY TRUST
Owner 3:	
Street 1:	16 MYSTIC LAKE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BRAY MARK-ANTHONY -
Owner 2:	BRAY SERENA HSU -
Street 1:	16 MYSTIC LAKE DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,829 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Wood Shingle Exterior and 1064 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4829.000	241,600		451,900	693,500
Total Card	0.111	241,600		451,900	693,500
Total Parcel	0.111	241,600		451,900	693,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 652.03 | /Parcel: 652.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	33975
GIS Ref	
GIS Ref	
Insp Date	11/10/18

!4056!

PREVIOUS ASSESSMENT

Parcel ID: 048.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	241,600	0	4,829.	451,900	693,500	693,500	Year End Roll	12/18/2019
2019	101	FV	209,100	0	4,829.	480,100	689,200	689,200	Year End Roll	1/3/2019
2018	101	FV	209,100	0	4,829.	350,200	559,300	559,300	Year End Roll	12/20/2017
2017	101	FV	209,100	0	4,829.	305,000	514,100	514,100	Year End Roll	1/3/2017
2016	101	FV	209,100	0	4,829.	259,800	468,900	468,900	Year End	1/4/2016
2015	101	FV	203,900	0	4,829.	254,200	458,100	458,100	Year End Roll	12/11/2014
2014	101	FV	203,900	0	4,829.	209,000	412,900	412,900	Year End Roll	12/16/2013
2013	101	FV	203,900	0	4,829.	198,800	402,700	402,700		12/13/2012

PRINT

Date	Time
12/10/20	19:08:44

LAST REV

Date	Time
04/21/20	10:54:07
mmcmakin	
4056	

USER DEFINED

Prior Id # 1:	33975
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRAY MARK-ANTHO	1556-28	1	3/13/2020	Convenience	1	No	No		
NETHAWAY DAVID	1378-21		12/1/2009		414,000	No	No		
GILBANE STEPHEN	1346-59		10/31/2007		392,500	No	No		
MCKEEN MICHAEL	1256-197		8/21/2002		372,000	No	No		
ZOELLER RAPHAEL	1159-48		7/26/1996		198,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/3/2013	1752	Manual	10,284	C				
11/6/2009	1128	Re-Roof	4,986					
6/11/1993	257		1,750					16X12 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
2/6/2014	Info Fm Prmt	EMK	Ellen K
4/16/2009	Measured	163	PATRIOT
12/3/2008	MLS	MM	Mary M
12/8/2002	MLS	MM	Mary M
3/22/2000	Inspected	263	PATRIOT
3/7/2000	Measured	197	PATRIOT
8/18/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4829		Sq. Ft.	Site		0	80.	1.17	1									451,898						451,900	

Total AC/HA:	0.11086	Total SF/SM:	4829	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	451,898	Spl Credit		Total:	451,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.00969899
Adj $ / SQ:	170.387
Other Features:	60500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	296834
Depreciation:	55211
Depreciated Total:	241623

COMMENTS

VIEW.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

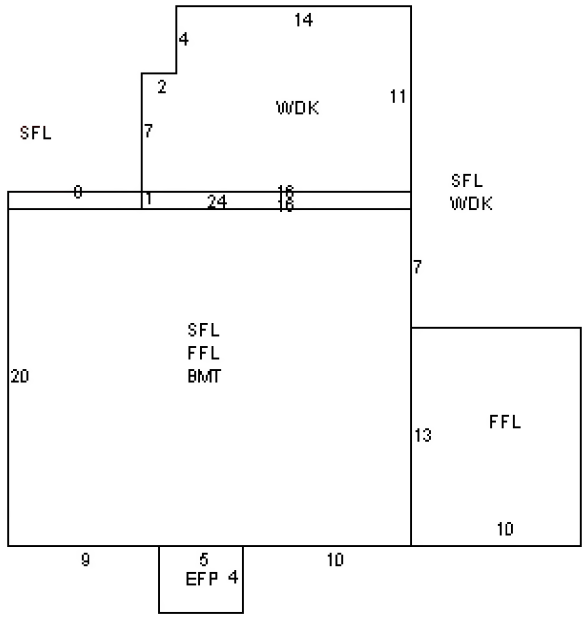
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	610	170.390	103,936
BMT	Basement	480	51.120	24,536
SFL	Second Floor	454	170.390	77,287
WDK	Deck	184	11.550	2,124
EFP	Enclos Porch	20	73.300	1,466

Net Sketched Area:	1,748			Total:	209,349
Size Ad	1063.6	Gross Are	1798	FinArea	1064

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	187.43
Special Features:	0	Val/Su Net:	138.22
Final Total:	241600	Val/Su SzAd	227.15

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

048.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	